

ORDINANCE NO. 2000 - 057

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE ATLAS (FLUA) FOR COUNTY INITIATED AMENDMENT: 00-35 RR 2 (WESTERN NORTHLAKE CORRIDOR STUDY AREA-WNCSA), MODIFYING PAGE 35 OF THE FLUA BY CHANGING PARCELS OF LAND TOTALING APPROXIMATELY 329 ACRES, GENERALLY LOCATED ON THE SOUTH SIDE OF NORTHLAKE BOULEVARD, APPROXIMATELY 3.5 MILES WEST OF BEELINE HIGHWAY, FROM RURAL RESIDENTIAL, 1 UNIT PER 10 ACRES (RR-10) TO RURAL RESIDENTIAL, 1 UNIT PER 5 ACRES; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17; and

WHEREAS, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners have initiated amendments to several elements of the Comprehensive Plan in order to promote the health, safety and welfare of the public of Palm Beach County; and

WHEREAS, the Palm Beach County Local Planning Agency conducted its public hearings on June 9 and 16, 2000 to review the proposed amendments to the Palm Beach County Comprehensive Plan and made recommendations regarding the proposed amendments to the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County, conducted a public hearing pursuant to Chapter 163, Part II, Florida Statutes, on July 12, 2000 to review the recommendations of the Local Planning Agency, whereupon the Board of County Commissioners authorized transmittal of proposed amendments to the Department of Community Affairs for review and comment pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, Palm Beach County received on October 4, 2000 the

1 Department of Community Affairs "Objections, Recommendations, and
2 Comments Report," dated September 29, 2000 which was the Department's
3 written review of the proposed Comprehensive Plan amendments; and

4 **WHEREAS**, the written comments submitted by the Department of
5 Community Affairs contained no objections to the amendments contained
6 in this ordinance;

7 **WHEREAS**, on December 6, 2000 the Palm Beach County Board of County
8 Commissioners held a public hearing to review the written comments
9 submitted by the Department of Community Affairs and to consider
10 adoption of the amendments; and

11 **WHEREAS**, the Palm Beach County Board of County Commissioners has
12 determined that the amendments comply with all requirements of the
13 Local Government Comprehensive Planning and Land Development
14 Regulations Act.

15 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
16 **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

17 **Part I. Amendments to the Future Land Use Atlas of the Land Use**
18 **Element of the 1989 Comprehensive Plan**

19 The following amendments to the Land Use Element's Future Land Use
20 Atlas are hereby adopted and attached to this Ordinance:

21 **A. Future Land Use Atlas page 35 is amended as follows:**

22 **Application No.:** 00-35 RR 2 (Western Northlake Corridor Study
23 **Area- WNCSA)**

24 **Amendment:** From Rural Residential, 1 unit per 10 acres
25 (RR-10) to Rural Residential, 1 unit per 5
26 acres (RR-5);

27 **General Location:** South side of Northlake Boulevard,
28 approximately 3.5 miles west of Beeline
29 Highway;

30 **Size:** Approximately 329 acres;

31 **Part II. Repeal of Laws in Conflict**

32 All local laws and ordinances applying to the unincorporated area
33 of Palm Beach County in conflict with any provision of this ordinance

1 are hereby repealed to the extent of such conflict.

2 **Part III. Severability**

3 If any section, paragraph, sentence, clause, phrase, or word of
4 this Ordinance is for any reason held by the Court to be
5 unconstitutional, inoperative or void, such holding shall not affect
6 the remainder of this Ordinance.

7 **Part IV. Inclusion in the 1989 Comprehensive Plan**

8 The provision of this Ordinance shall become and be made a part
9 of the 1989 Palm Beach County Comprehensive Plan. The Sections of the
10 Ordinance may be renumbered or relettered to accomplish such, and the
11 word "ordinance" may be changed to "section," "article," or any other
12 appropriate word.

13 **Part V. Effective Date**

14 The effective date of this plan amendment shall be the date a
15 final order is issued by the Department of Community Affairs or
16 Administration Commission finding the amendment in compliance in
17 accordance with Section 163.3184, Florida Statutes, whichever occurs
18 earlier. No development orders, development permits, or land uses
19 dependent on this amendment may be issued or commence before it has
20 become effective. If a final order of noncompliance is issued by the
21 Administration Commission, this amendment may nevertheless be made
22 effective by adoption of a resolution affirming its effective status,

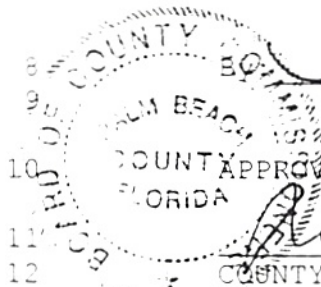
1 a copy of which resolutions shall be sent to the Department of
2 Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Boulevard
3 Tallahassee, Florida 32399-2100.

4 **APPROVED AND ADOPTED** by the Board of County Commissioners of Palm
5 Beach County, on the 6 day of December, 2000.

6 ATTEST:
7 DOROTHY H. WILKEN, Clerk

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY COMMISSIONERS

By W. J. [Signature] Chair

8  COUNTY BOARD
9 Joan [Signature]
10 Deputy Clerk
11 [Signature]
12 COUNTY ATTORNEY

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

13 Filed with the Department of State on the 12th day
14 of December, 2000.

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EXHIBIT 1

A. Future Land Use Atlas page 35 is amended as follows:

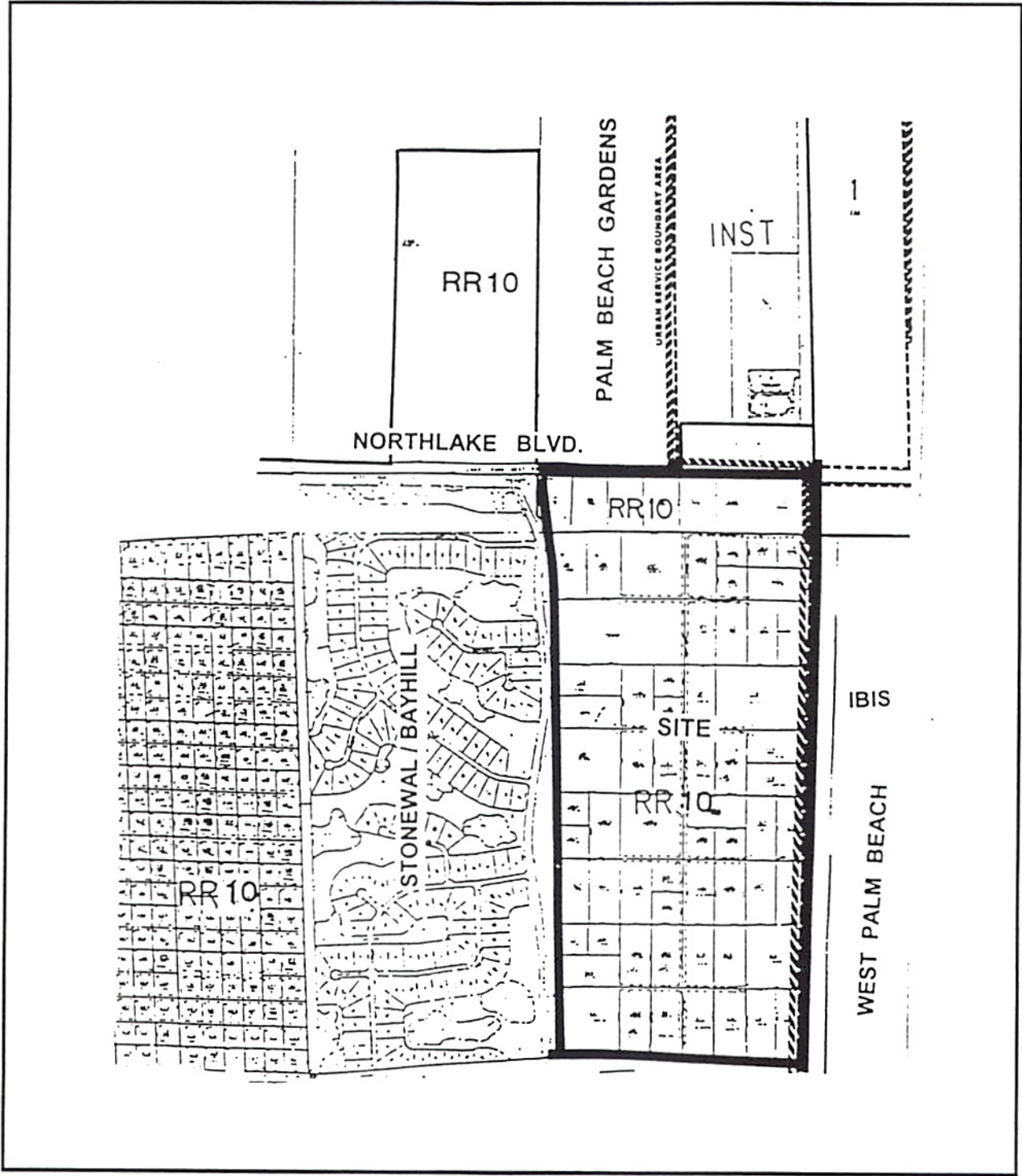
Amendment No.: 00-35 RR 2 (Western Northlake Corridor Study Area - WNCSA)

Amendment: From Rural Residential, 1 unit per 10 acres (RR-10) to Rural Residential, 1 unit per 5 acres (RR-5)

Location: South side of Northlake Boulevard, approximately 3.5 miles west of the Beeline Highway.

Size: Approximately 329 acres

Legal Description and Property No. See attached



Legal Description and Property Control Numbers:

The East half of Section 23, Township 42 South, Range 41 East, and the southern 577.88 feet of the East half of Section 14, Township 42 South, Range 41 East.

00 41 42 23 00 000 1000	00 41 42 23 00 000 5050
00 41 42 23 00 000 1002	00 41 42 23 00 000 5060
00 41 42 23 00 000 1003	00 41 42 23 00 000 5070
00 41 42 23 00 000 1005	00 41 42 23 00 000 5080
00 41 42 23 00 000 1006	00 41 42 23 00 000 5090
00 41 42 23 00 000 1020	00 41 42 23 00 000 5100
00 41 42 23 00 000 1030	00 41 42 23 00 000 5110
00 41 42 23 00 000 1040	00 41 42 23 00 000 5120
00 41 42 23 00 000 1050	00 41 42 23 00 000 5130
00 41 42 23 00 000 1060	00 41 42 23 00 000 5230
00 41 42 23 00 000 1070	00 41 42 23 00 000 5150
00 41 42 23 00 000 1080	00 41 42 23 00 000 5160
00 41 42 23 00 000 1090	00 41 42 23 00 000 5170
00 41 42 23 00 000 1100	00 41 42 23 00 000 5180
00 41 42 23 00 000 1110	00 41 42 23 00 000 5190
00 41 42 23 00 000 1120	00 41 42 23 00 000 5200
00 41 42 23 00 000 1130	00 41 42 23 00 000 5210
00 41 42 23 00 000 1230	00 41 42 23 00 000 5220
00 41 42 23 00 000 1150	00 41 42 23 00 000 5230
00 41 42 23 00 000 1160	00 41 42 23 00 000 5240
00 41 42 23 00 000 1170	00 41 42 23 00 000 5250
00 41 42 23 00 000 1180	00 41 42 23 00 000 5260
00 41 42 23 00 000 1190	00 41 42 23 00 000 5270
00 41 42 23 00 000 1200	00 41 42 23 00 000 5280
00 41 42 23 00 000 1210	00 41 42 23 00 000 5290
00 41 42 23 00 000 1220	00 41 42 23 00 000 5300
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00 41 42 23 00 000 1260	00 41 42 14 00 000 5020
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STATE OF FLORIDA, COUNTY OF PALM BEACH
I, DOROTHY H. WILKEN, ex-officio Clerk of the
Board of County Commissioners certify this to be a
true and correct copy of the original filed in my office
on December 6, 2000
DATED at West Palm Beach, FL on 12/19/00
DOROTHY H. WILKEN, Clerk
By: Diane Brown D.C.